

Public Notice

NOTICE IS HEREBY GIVEN that the Town of Islip Planning Board will hold a public hearing on **Wednesday, Jun 08 2022** at 6:00 p.m. at the Islip Town Hall West, 401 W Main Street, Islip, New York to consider the merits and to clarify the issues of the following land use applications and to review the associated environmental impacts.

The meeting will also be streamed live over the Internet. Instructions on how to access the livestream are available on the Town's website, www.islipny.gov.

Anyone desiring any information pertaining to these applications may write or appear in person at that time. Any proposed zoning changes listed herein require additional Town Board approval. Public comments will not be solicited for those items listed as a Decision Item or a Recommendation Item.

This agenda is subject to change without notice. Please contact the Department of Planning on the day of the hearing to confirm application scheduling.

Any disabled person who needs a sign language interpreter, auxiliary aids or special accommodations to attend this meeting, please call - CONSTITUENT SERVICES - (631) 224-5380.

PLANNING BOARD, TOWN OF ISLIP
EDWARD FRIEDLAND, CHAIRMAN
ELA DOKONAL, COMMISSIONER

Islip, New York
June 3, 2022

Site Plan Modification - Public Hearing

1. **John Bohlsen - SP2022-010 (0500-370.00-04.00-047.000)**

South side of Main Street (S.R. 27A), 38 ft. West of Willow Ave, Islip (584 Main St). Applicant requests parking, landscaping and buffer relaxations in connection with a change of use for an existing 2 1/2 story dwelling to a mixed use building for office space and 5 apartments.

Planning Board Application-Public Hearing

2. **Kenneth Lautsch - PB2022-013 (0500-376.00-03.00-036.014)**

North side of Quality Street, approximately 147.65' west of Jade Street in Oakdale (#17 Quality Street). Applicant requests a Planning Board Certificate of Appropriateness for the installation of skylights and other in kind replacements in the Planned Landmark Preservation district pursuant to 68-451 (A) (2).

Town Board Application - Public Hearing

3. **Transform Bohemia NY LLC - CZ2022-010 (0500-235.00-02.00-029.002)**

North side of Sunrise Highway Service Road, (S.R. 27) approximately 500 feet west of Johnson Avenue, Sayville (5147 Sunrise Highway). Applicant requests two Town Board special permits for fast-food restaurants pursuant to 68-301G and a minor subdivision. Site plan modifications may also be required as part of this application.

Town Board Application - Public Hearing

4. **111 Realty Corp. - CZ2022-011 (0500-393.00-02.00-103.000, 105.000, 106.000, 142.001)**

Southwest corner of Union Boulevard & Fourth Avenue, Bay Shore (1684 Union Boulevard [C.R. 50], 1692 Union Boulevard, [C.R. 50], 160 Maple Avenue and 158 4th Avenue, Bay Shore. Applicant requests a change of zone from Business 1 district to Business 3 district, two Town Board special permits for a gasoline service station and outdoor storage pursuant to 68-302 C and A respectively, a Planning Board special permit for a convenience market pursuant to 68-302.1 D, and a modification of covenants restrictions associated with TC 5361. Site plan modifications are required as part of this application.

Site Plan Modification - Decision Item

5. **Eric Meyn - SP2021-010 (0500369000300049004)**

South side of Montauk Highway, 280 feet east of Saxon Avenue (490 MAIN ST), Bay Shore. Applicant requests Planning Board approval of angled parking stalls, ADA spaces, and drive through modifications.

Planning Board Determination

6. **Eastview Self Storage, LLC - PB2022-012 (0500-165.00-14.00-001.000)**

East side of Eastview Drive, west side of Lowell Avenue, 25 feet south of Sunburst Boulevard, Central Islip (625 Eastview Drive). Applicant requests Planning Board approval for signage in the PDDEC District, pursuant to 68-324A(3)(a)[9].

Planning Board-Decision Item

7. **Central Islip Associates LLC - PB2022-015 (0500-142.00-13.00-001.001)**

Northwest corner of Eastview Drive and Lowell Avenue in Central Islip (#0 Eastview Drive). Applicant requests Planning Board approval for signage in the PDDMF District, pursuant to 68-324E(2)(c).